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**NILLES ASSOCIATES**

**Civil Engineering – Land Surveying – Landscape Architecture**

August 12, 2010

City Council  
City of Ankeny  
410 West First Street  
Ankeny, Iowa 50023

**RE: Vintage Hills Plat 1-Final Plat Submittal**

Honorable Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Final Plat for Vintage Hills Plat 1.

This plat is a 13.35 acre tract of land located on the east side of SW State Street at the existing SW Magazine Road, within the boundaries of the Prairie Trail development. The project is bordered on the west by SW State Street and will be bordered to the south by new future alignment of SW Magazine Road and to the east by future SW Westview Drive.

The owner directed Nilles Associates to prepare the final plat of Vintage Hills Plat 1 and construction documents for the future SW Westview Drive. The construction documents are currently under review with the City of Ankeny Public Works Department. Lots 1 and 2 will be a senior living campus with a planned range of housing from independent living to assisted and dependent care. The varied unit choices will surround a central hub of shops, services, and gathering places. Outlot Z, west of the senior living campus, facing SW State Street can provide professional support for the senior campus, possible multi-family housing, or office uses similar to those in Vintage Business Park across State Street.

If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,



**Tharen J. Helgerson, PLS**  
**NILLES ASSOCIATES, INC.**